

040.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,001,600 / 1,001,600

USE VALUE: 1,001,600 / 1,001,600

ASSESSED: 1,001,600 / 1,001,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5-7		PARK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KING MILES S/POLLY A	
Owner 2:		
Owner 3:		

Street 1:	5 PARK STREET
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	DONOVAN MARY C -
Owner 2:	-
Street 1:	5 PARK STREET
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	Parcel ID	PAT ACCT.						
This parcel contains 9,315 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1880, having primarily Aluminum Exterior and 3560 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9315		Sq. Ft.	Site		0	80.	0.75	1									559,563						559,600	

Total AC/Ha: 0.21384

Total SF/SM: 9315

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 559,563

Spl Credit

Total: 559,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:	1,001,600 /	1,001,600
USE VALUE:	1,001,600 /	1,001,600
ASSESSED:	1,001,600 /	1,001,600

User Acct	26572
GIS Ref	
GIS Ref	
Insp Date	
12/08/18	

USER DEFINED	
Prior Id # 1:	26572
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:34:05
LAST REV	
Date	Time
05/14/19	14:48:23
apro	
3278	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	14 - Multi-TnHs			Full Bath:	2	Rating:	Average																
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																	
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																	
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	3 - Aluminum			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																
Color:	GREEN			A Kits:		Rating:																	
View / Desir:				Fpl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1880	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:				Interior:		2	8	4											
Sec Int Wall:		%		Economic:				Additions:															
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	3 - Hardwood			Override:				Baths:															
Sec Floors:		%		Total:	31	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	140.00			Heating:															
Bsmnt Gar:				Size Adj.:	0.94494379			General:															
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES															
Insulation:	2 - Typical			Adj \$ / SQ:	130.956			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:	S			Other Features:	101500																		
Heat Fuel:	1 - Oil			Grade Factor:	1.00																		
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																		
# Heat Sys:	2			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	640519																		
% Com Wall:		% Sprinkled:		Depreciation:	198561			Juris. Factor:			Before Depr:	130.96											
				Depreciated Total:	441958			Special Features:	0		Val/Su Net:	80.60											
								Final Total:	442000		Val/Su SzAd:	124.16											
MOBILE HOME				WtAv\$/SQ:		AvRate:																	
Make:																							
Model:								Serial #:															
SPEC FEATURES/YARD ITEMS				Year:																			
				Color:																			
				PARCEL ID				040.0-0002-0014.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
1	Metal Shed	D	Y	18X10		A	FR	1960		0.00	T	51	104										
More: N				Total Yard Items:				Total Special Features:				Total:											